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ROBERTSON
PHILLIPS

Estate Agents



Wellington Road, Hatch End

£389,950



www.robertsonphillips.co.uk



**A Two Bedroom First Floor
Maisonette situated in a small
residential block of four and located
within walking distance of local shops,
restaurants and station.**

**Comprising lounge/diner, kitchen, two
bedrooms and bathroom/wc. The
property benefits from double glazing,
private garden, shared parking and
Share of Freehold. Refurbishment
throughout is required.**

No Upper Chain.



**Front door and stairs to first floor.
Landing
Double glazed window to side, airing
cupboard.
Lounge/Diner 5.00m (16'5") x 3.50m
(11'6")
Double glazed window to front, spacious
room with gas fire.
Kitchen 3.59m (11'9") max x 2.47m (8'1")
Fitted with a matching range of base and
eye level units, stainless steel sink, space
for cooker, plumbing for washing machine
and double glazed window to rear.**



Bedroom One 3.67m (12'1") x 3.50m (11'6")
Double glazed window to rear and fitted wardrobes.

Bedroom Two 3.94m (12'11") x 3.48m (11'5") into robes.

Double glazed window to front, fitted wardrobe.

Bathroom

Double glazed window to rear, bath, vanity wash hand basin, fully tiled walls, low-level WC and heated towel rail.

Garden

Secluded mature garden, rear section on right, with lawn and selection of trees and shrubs.

Parking

There is shared parking to front.

Lease

999 years from 1998 plus Share of Freehold.

Service Charge

£500p.a. .. 2023

Council Tax....Band C

EPC Rating E

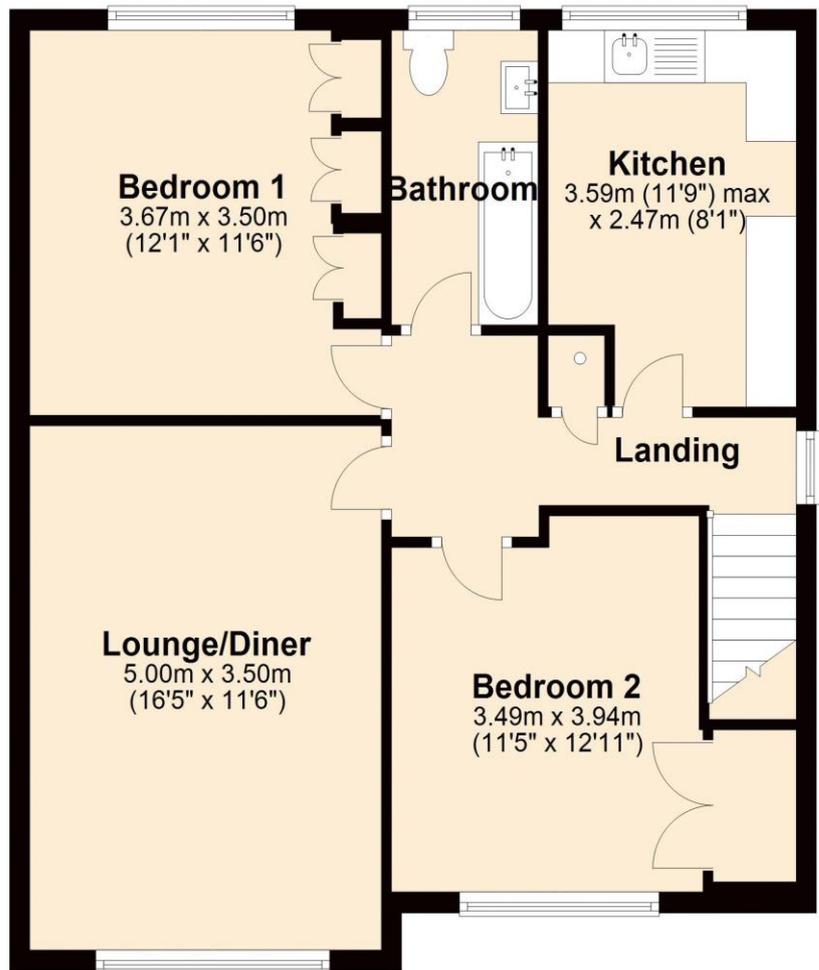


KEY FEATURES:

- Two Bedrooms
- Spacious Lounge/diner
- Fitted Kitchen
- Bathroom/wc
- Double Glazing
- Private Garden
- Share of Freehold
- Refurbishment required.

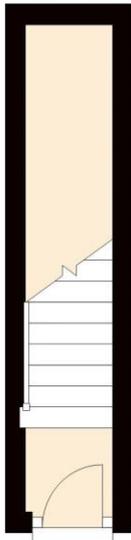
First Floor

Approx. 65.3 sq. metres (702.5 sq. feet)

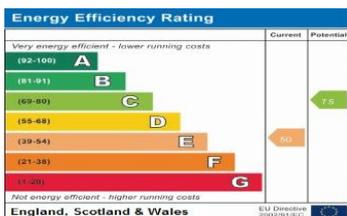


Ground Floor

Approx. 4.0 sq. metres (43.4 sq. feet)



Total area: approx. 69.3 sq. metres (745.9 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.